

# EXHIBIT A

Joel M. Miller (JM-2018)  
Charles R. Jacob III (CJ-4143)  
Jeremy M. Sher (JS-1422)  
250 Park Avenue  
New York, New York 10177  
(212) 336-3500

*Attorneys for Plaintiff*  
*UBS Real Estate Securities Inc.*

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK

UBS REAL ESTATE SECURITIES INC.,

Plaintiff,

-against-

SILVER STATE FINANCIAL SERVICES,  
INC. d/b/a SILVER STATE MORTGAGE,

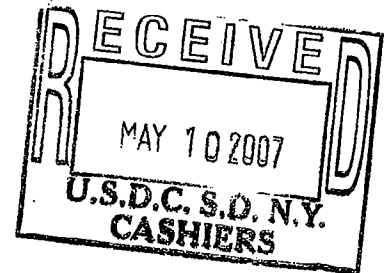
Defendant.

**JUDGE CEDARBAUM**

**07 CV**  
Case No.:

**3702**

**COMPLAINT**



Plaintiff UBS Real Estate Securities Inc. ("UBS"), by its attorneys Miller  
& Wrubel P.C., as and for its Complaint against defendant alleges as follows:

**ALLEGATIONS COMMON TO  
ALL CAUSES OF ACTION**

**The Parties**

1. UBS is a corporation organized under the laws of the State of Delaware with its principal place of business at 1285 Avenue of the Americas, New York, New York 10019. UBS is engaged in the business of, inter alia, purchasing, trading and securitizing mortgages.
2. On information and belief, defendant Silver State Financial Services, Inc. d/b/a Silver State Mortgage ("Silver State") is a corporation organized

under the laws of the State of Nevada with its principal place of business at 1349 Galleria Drive, Suite 200, Henderson, Nevada 89014. On further information and belief, Silver State is engaged in the business of, inter alia, originating and selling mortgages.

### **Jurisdiction**

3. UBS brings this action under the Court's diversity jurisdiction pursuant to 28 U.S.C. § 1332. The amount in controversy in this action exceeds \$75,000, exclusive of interest and costs, and the action is brought between citizens of different states. UBS is a citizen of Delaware and New York, and Silver State is a citizen of Nevada.

4. Silver State is subject to personal jurisdiction in this Court because, as more fully set forth below, it transacted business in the State of New York and contracted to supply goods and services in the State of New York, and this action arises out of Silver State's business transactions and contracts to supply goods and services in the State of New York.

### **Venue**

5. This action is properly brought in the Southern District of New York pursuant to 28 U.S.C. § 1391(a) and (c). Jurisdiction in this action is founded on diversity of citizenship and Silver State is a corporation subject to personal jurisdiction in this District.

**Silver State's Breach of  
the Purchase Agreement**

**A. The Purchase Agreement**

6. UBS and Silver State entered into a Seller's Purchase, Warranties and Interim Servicing Agreement dated as of May 1, 2005, as amended and supplemented from time to time (collectively the "Purchase Agreement").

7. In the Purchase Agreement, Silver State contracted to sell to UBS certain first and second lien residential Mortgage Loans (as defined in the Purchase Agreement), subject to the terms and conditions in the Purchase Agreement.

8. Pursuant to § 3.05 of the Purchase Agreement, entitled "Repurchase of Mortgage Loans With Early Payment Default," Silver State agreed to repurchase Mortgage Loans from UBS in the event of certain delinquencies (as set forth below), or, at UBS' option, indemnify UBS as to any Early Payment Default Loans not repurchased. Section 3.05 of the Purchase Agreement provides as follows:

If the first, second or third scheduled Monthly Payment due to the Purchaser [UBS] or due following the Closing Date [as defined] becomes one (1) or more scheduled Monthly Payments delinquent, then the Company [Silver State], at the Purchaser's option, shall (a) promptly repurchase the related Mortgage Loan (and the Servicing Rights thereto) from the Purchaser in accordance with the procedures set forth in Section 3.03 hereof, however, any such repurchase shall be made at the Repurchase Price [as defined], (b) indemnify the Purchaser in accordance with Section 5.01 hereof, or (c) substitute a mortgage loan acceptable to the Purchaser in accordance with Section 3.03 hereof.

9. Thus, the Purchase Agreement expressly and unambiguously gave UBS the right to cause Silver State to repurchase, and imposed on Silver State an

obligation to repurchase, at the Repurchase Price, any Early Payment Default Loans as to which UBS requested repurchase.

10. The Mortgage Loans listed on Exhibit A hereto are all Early Payment Default Loans as defined in the Purchase Agreement.

11. On several occasions, commencing as early as October 2006, and continuing through April 2007, UBS gave Silver State written notice of such Early Payment Default Loans and exercised UBS' option to require Silver State to repurchase such Early Payment Default Loans, all in accordance with the terms of the Purchase Agreement.

12. UBS stood ready, willing and able, at all relevant times, to reconvey the Mortgage Loans on Exhibit A to Silver State.

13. UBS has fully performed all its obligations under and relating to the Purchase Agreement.

14. Silver State did not repurchase the Early Payment Default Loans listed on Exhibit A hereto as requested by UBS. Therefore, Silver State is in breach of its obligations under the Purchase Agreement.

**AS AND FOR A FIRST CAUSE OF ACTION**  
**(Breach of Contract – Damages for Failure**  
**to Repurchase Early Payment Default Loans)**

15. UBS repeats and realleges the allegations of paragraphs 1 - 14, above, as if fully set forth herein.

16. UBS is entitled, by means of an award of damages, to be put in the same position economically that they would have been in had Silver State performed its repurchase obligations under § 3.05 of the Purchase Agreement.

17. The aggregate Repurchase Price due and owing to UBS for the Early Payment Default Loans, as of April 5, 2007, was \$13,961,440.01, no part of which has been paid despite due demand therefor.

18. The Court should enter a money judgment in favor of UBS and against Silver State in the amount of \$13,961,440.01, plus interest at the statutory rate of 9% from the date(s) of breach until the date of judgment.

**AS AND FOR A SECOND CAUSE OF ACTION**  
**(Breach of Contract – Declaration as to Mitigation of Losses)**

19. UBS repeats and realleges the allegations of paragraphs 1 - 18, above, as if fully set forth herein.

20. UBS, as the non-breaching party, should not be put in a worse position with respect to loss mitigation than if Silver State had not breached the terms of the Purchase Agreement by its failure to repurchase.

21. Pursuant to pre-existing contractual arrangements with UBS, loss mitigation with respect to the Early Payment Default Loans is conducted by the Servicers, which service the Mortgage Loans in the ordinary course of business. UBS usually does not have a direct role in loss mitigation, as loss mitigation is contractually the responsibility of the Servicers.

22. The Servicers dispose of the properties underlying defaulted Mortgage Loans by means of foreclosures and/or sales conducted within certain guidelines that the Servicers maintain (the "Servicer Guidelines").

23. In addition, a secondary market known as the "scratch-and-dent" market exists, in which defaulted Mortgage Loans can be sold.

24. On information and belief, a controversy exists and is ripe for adjudication as to UBS' mitigation of losses because Silver State is disputing or will dispute whether UBS has mitigated its losses properly.

25. UBS is entitled to a declaration that Silver State has no defense relating to mitigation of damages so long as Early Payment Default Loans are (a) foreclosed on or sold by the Servicers according to the Servicer Guidelines or (b) sold by UBS in an arms-length transaction in the scratch-and-dent market.

**AS AND FOR A THIRD CAUSE OF ACTION**  
**(Indemnification for Losses and Attorneys' Fees)**

26. UBS repeats and realleges the allegations of paragraphs 1 – 25, above, as if fully set forth herein.

27. On information and belief, the Mortgage Loans listed on Exhibit A hereto are in breach of certain representations and warranties set forth in §§ 3.01 and 3.02 of the Purchase Agreement.

28. Pursuant to §§ 3.03 and 5.01 of the Purchase Agreement, UBS is entitled to indemnification for its reasonable and necessary attorneys' fees and related costs and expenses arising from Silver State's breach of its contractual obligations as set forth herein.

WHEREFORE, UBS demands judgment in its favor and against Silver State as follows:

- (i) on its First Cause of Action, awarding UBS as against Silver State the sum of \$13,961,440.01, plus interest at the statutory rate of 9% from the date(s) of breach until the date of judgment;


(ii) on its Second Cause of Action, declaring that Silver State has no defense relating to mitigation of damages so long as Early Payment Default Loans are (a) foreclosed on or sold by the Servicers according to the Servicer Guidelines or (b) sold by UBS in an arms-length transaction in the scratch-and-dent market;

(iii) on its Third Cause of Action, awarding UBS as against Silver State the amount of UBS' attorneys' fees and related costs and expenses arising from Silver State's breach of its contractual obligations as set forth herein; and

(iv) granting such other and further relief as this Court may deem just and proper in the circumstances.

Dated: May 10, 2007

MILLER & WRUBEL P.C.

By:   
Joel M. Miller (JS-2018)  
Charles R. Jacob III (CJ-4143)  
Jeremy M. Sher (JS-1422)  
250 Park Avenue  
New York, New York 10177  
(212) 336-3500

Attorneys for Plaintiff  
UBS Real Estate Securities Inc.



# **EXHIBIT A**

BORROWER NAME	UBS LOAN ID
SATERSMOEN ,ERIC	334688962
ROBLES ,SERGIO	334688947
ROMO ,CLARK	334375427
CRUCILLO ,ROSE	334375448
AKINTONDE ,BARBARA	334375391
SQUILLANTE ,VINCENT	334375492
WILLIAMS ,CANDICE	334375436
HERNANDEZ ,ALEJANDRO	334375405
HER, HOUA	334375467
JONES ,WALTER	334375470
BALDENEGRO ,GABRIEL	334375397
ROJAS ,CATHY	334375425
DAVENPORT II., WILLIAM D.	334870570
AHAMMAD ,MOHAMMAD	335045187
THAO ,MEE	334688982
WASHINGTON ,ROSITA	334689007
COOK ,SCOTT	334688778
ROSENDAHL ,KAREE	334688952
MONTES ,TANYA	334688893
HARRELL ,SEAN	334688831
GATES ,JASON	334688820
GARIBAY ,VICENTE	334688819
FRANCISCO ,MEL	334688811
FERGUSON ,STANLEY	334688807
CALDWELL ,KENNETH	334688751
BEAL ,RICK	334688770
SHOPES, KATHY B.	777018339
BAUTISTA, ALEXANDER	334620743
ZAMORA, CANDIDO	333773352
LUU ,HARRY	334375417
AZIZ ,NADIA	334375395
LOPEZ ,JOSE	334375416
BRUNKEN ,DARRELL	334375399
HUNNICUTT ,WILLIAM	334375410

# EXHIBIT B



**Demovsky Lawyer Service**

Premier Nationwide Document Retrieval  
and Process Service Company

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK

UBS REAL ESTATE SECURITIES INC.,

Plaintiff,

-against-

SILVER STATE FINANCIAL SERVICES, INC. d/b/a  
SILVER STATE MORTGAGE,

Defendant.

STATE OF NEVADA )  
S.S.:  
COUNTY OF CLARK )

Case No. 07 CV 3702  
(Judge Cedarbaum)

AFFIDAVIT OF SERVICE

Jay L Stone, being duly sworn, deposes and says that he/she is over the  
age of eighteen years, is an agent of the attorney service, D.L.S., Inc., and is not a party to this action.

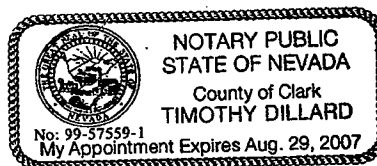
That on the 15<sup>th</sup> day of May, 2007, at approximately the time of 3:00 pm, deponent  
served a true copy of the SUMMONS IN A CIVIL CASE; COMPLAINT; RULE 7.1 STATEMENT;  
INDIVIDUAL PRACTICES OF JUDGE MIRIUM GODMAN CEDARBAUM; INDIVIDUAL RULES  
OF PRACTICE OF JUDGE KEVIN NATHANIEL FOX; AND ECF GUIDELINES upon SILVER  
STATE FINANCIAL SERVICES, INC. d/b/a SILVER STATE MORTGAGE c/o R. Glen Woods at  
1349 Galleria Drive, Suite 200, Henderson, NV, by personally delivering and leaving the same with  
MARIKA HYMER  
who informed deponent that she holds the position of Paralegal with that company and is  
authorized by appointment to receive service at that address.

MARIKA HYMER is a White Female, approximately 28/30 years of age,  
stands approximately 5 feet 7 inches tall, weighs approximately 130 pounds with Brown hair.

Jay L Stone  
PROCESS SERVER

Sworn to before me this  
23<sup>rd</sup> day of May, 2007

Timothy Dillard  
NOTARY PUBLIC



# EXHIBIT C

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK

UBS REAL ESTATE SECURITIES INC.,

Plaintiff,

-against-

SILVER STATE FINANCIAL SERVICES,  
INC. d/b/a SILVER STATE MORTGAGE,

Defendant.

Case No.: 07 Civ. 3702 (MGC)

ECF Case


**CLERK'S CERTIFICATE**

I, J. MICHAEL MCMAHON, Clerk of the United States District Court for the Southern District of New York, do hereby certify that this action commenced on May 10, 2007 with the filing of a summons and complaint, a copy of the summons and complaint was served on defendant on May 15, 2007 by personal service on Marika Hymer, an agent authorized to receive service for defendant, and proof of such service thereof was filed on May 24, 2007.

I further certify that the docket entries indicate that the defendant has not filed an answer or otherwise moved with respect to the complaint herein. The default of the defendant is hereby noted.

Dated: New York, New York  
July 10, 2007

**J. MICHAEL MCMAHON**  
Clerk of the Court

By:   
Deputy Clerk

# EXHIBIT D

**MILLER & WRUBEL P.C.**  
**ATTORNEYS**  
**250 PARK AVENUE**  
**NEW YORK, NEW YORK 10177-0699**  
**(212) 336-3500**

**WRITER'S DIRECT NUMBER**  
(212) 336-3510  
E-mail  
jsheer@mw-law.com

**FACSIMILE**  
**(212) 336-3555**

June 13, 2007

**BY FIRST CLASS MAIL**

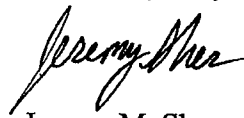
Irma L. Gloria, Esq.  
Woods Erickson Whitaker & Maurice LLP  
1349 West Galleria Drive, Suite 200  
Henderson, NV 89014

***Re: UBS Real Estate Securities Inc. v. Silver State  
Services, Inc. d/b/a Silver State Mortgage  
S.D.N.Y. 07 CV 3702 (MGC)***

Dear Irma:

Enclosed please find Judge Cedarbaum's Notice of Case Management and Scheduling Conference, which I forward to you and your client pursuant to Judge Cedarbaum's instructions.

Yours very truly,

  
Jeremy M. Sher

Encl.

cc: Silver State Financial Services, Inc., c/o R. Glen Woods (encl.)  
Hon. Miriam G. Cedarbaum (encl.)



UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK

- - - - -X  
UBS Real Estate Securities Inc.,

NOTICE OF CASE MANAGEMENT  
AND SCHEDULING CONFERENCE

Plaintiff(s),

07 Civ. 3701(MGC)

- against -

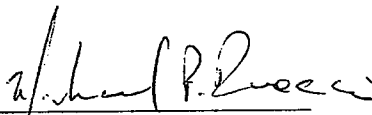
Silver State Services, Inc.,  
Defendant(s),  
- - - - -X

Judge Cedarbaum has directed that counsel for all parties shall attend a Case Management and Scheduling Conference pursuant to Fed.R.Civ.P. 16 and 26(f) at the date, time, and place fixed below. Parties without counsel are required to attend.

Thursday, October 11, 2007 at 10:00 a.m. at the United States Courthouse, 500 Pearl Street, New York, New York in Courtroom 14A.

Immediately upon receiving this notice, counsel for plaintiff shall send a copy of this notice to all parties and their counsel, with a dated copy to Judge Cedarbaum.

DATED: New York, New York  
June 7, 2007

  
MICHAEL P. RUOCCO  
Courtroom Deputy to  
Judge Cedarbaum

# EXHIBIT E

**MILLER & WRUBEL P. C.**  
**ATTORNEYS**  
 250 PARK AVENUE  
 NEW YORK, NEW YORK 10177-0699  
 (212) 336-3500

FACSIMILE  
 (212) 336-3555

UBS Real Estate Securities Inc.  
 Attn: Accounts Payable  
 PO Box 120312  
 Stamford CT 06912-0312

Page: 1  
 03/05/2007

Account No: 2630-1001  
 Statement No: 19891

Attn: Chad Eisenberger, Esq

Silver State Financial Services Inc.

Fees

					Rate	Hours	
02/23/2007							
JMM	L110	A104	Review documents provided by client		650.00	0.30	195.00
JMS	L110	A102	Research Silver State corporate information		300.00	0.30	90.00
02/25/2007							
JMM	L110	A104	Continue review of agreement		650.00	0.30	195.00
02/26/2007							
JMS	L210	A103	Draft/Revise complaint		300.00	1.80	540.00
02/27/2007							
AH	L140	A110	Created new matter file		155.00	0.30	46.50
JMS	L210	A103	Draft/Revise complaint		300.00	0.20	60.00
			For Professional Services			3.20	1,126.50

Hours By Timekeeper

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Miller, Joel M.	0.60	\$650.00	\$390.00
Sher, Jeremy M.	2.30	300.00	690.00
Hamilton, Ashley	0.30	155.00	46.50

Balance Due \$1,126.50

UBS Real Estate Securities Inc.

03/05/2007

Account No: 2630-1001

Statement No: 19891

Silver State Financial Services Inc.

Task Code Hours By Timekeeper

		<u>Fees</u>	<u>Expenses</u>
L110	Fact Investigation/Development	480.00	0.00
L140	Document/File Management	46.50	0.00
L100	Case Assessment, Development and Administration	526.50	0.00
L210	Pleadings	600.00	0.00
L200	Pre-Trial Pleadings and Motions	600.00	0.00

**MILLER & WRUBEL P. C.**  
**ATTORNEYS**  
 250 PARK AVENUE  
 NEW YORK, NEW YORK 10177-0699  
 (212) 336-3500

FACSIMILE  
 (212) 336-3555

UBS Real Estate Securities Inc.  
 Attn: Accounts Payable  
 PO Box 120312  
 Stamford CT 06912-0312

Page: 1  
 04/09/2007

Account No: 2630-1001  
 Statement No: 19970

Attn: Chad Eisenberger, Esq

Silver State Financial Services Inc.

Fees

				Rate	Hours	
03/01/2007	JMS	L110	A104			
			Review/analyze February 28, 2007			
			repurchase demand	300.00	0.10	30.00
	JMM	L110	A106			
			Review letter to Silver State and			
			e-mail to Scolaro re REDACTED	650.00	0.30	195.00
03/08/2007	JMS	L210	A103			
			Draft/Revise complaint	300.00	0.30	90.00
03/15/2007	JMM	L110	A106			
			t/f Eisenberger re REDACTED			
			e-mail to Eisenberger	650.00	0.50	325.00
	JMM	L110	A105			
			Conf CRJ, JMS re documents			
			needed from client	650.00	0.30	195.00
03/30/2007	AH	L140	A110			
			Updated client document files	155.00	0.20	31.00
			For Professional Services		1.70	866.00

Hours By Timekeeper

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Miller, Joel M.	1.10	\$650.00	\$715.00
Sher, Jeremy M.	0.40	300.00	120.00
Hamilton, Ashley	0.20	155.00	31.00

UBS Real Estate Securities Inc.

Page: 2

04/09/2007

Account No: 2630-1001

Statement No: 19970

Silver State Financial Services Inc.

Balance Due

\$866.00Task Code Hours By Timekeeper

		<u>Fees</u>	<u>Expenses</u>
L110	Fact Investigation/Development	745.00	0.00
L140	Document/File Management	31.00	0.00
L100	Case Assessment, Development and Administration	776.00	0.00
L210	Pleadings	90.00	0.00
L200	Pre-Trial Pleadings and Motions	90.00	0.00

**MILLER & WRUBEL P. C.**  
**ATTORNEYS**  
250 PARK AVENUE  
NEW YORK, NEW YORK 10177-0699  
(212) 336-3500

FACSIMILE  
(212) 336-3555

UBS Real Estate Securities Inc.  
Attn: Accounts Payable  
PO Box 120312  
Stamford CT 06912-0312

Page: 1  
05/04/2007  
Account No: 2630-1001  
Statement No: 20008

Attn: Chad Eisenberger, Esq

Silver State Financial Services Inc.

Fees

				Rate	Hours	
04/02/2007						
AH	L140	A110	Updated client documents folder	155.00	0.10	15.50
04/09/2007						
JMS	L210	A103	Draft/Revise complaint; discuss with C. Jacob	300.00	1.30	390.00
CRJ	L210	A103	Review and revise complaint	525.00	0.50	262.50
04/10/2007						
JMS	L210	A103	Draft/Revise complaint	300.00	0.10	30.00
JMM	L210	A103	Review/revise complaint and review e-mail to client	650.00	0.30	195.00
04/17/2007						
JMS	L110	A104	Review/analyze <b>REDACTED</b> discuss with J. Miller and C. Scolaro	300.00	0.30	90.00
04/27/2007						
JMS	L210	A103	Draft/Revise complaint	300.00	0.30	90.00
			For Professional Services		2.90	1,073.00

Hours By Timekeeper

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Miller, Joel M.	0.30	\$650.00	\$195.00
Jacob III, Charles R.	0.50	525.00	262.50
Sher, Jeremy M.	2.00	300.00	600.00
Hamilton, Ashley	0.10	155.00	15.50

UBS Real Estate Securities Inc.

Page: 2

05/04/2007

Account No: 2630-1001

Statement No: 20008

Silver State Financial Services Inc.

Balance Due

\$1,073.00Task Code Hours By Timekeeper

		<u>Fees</u>	<u>Expenses</u>
L110	Fact Investigation/Development	90.00	0.00
L140	Document/File Management	15.50	0.00
L100	Case Assessment, Development and Administration	105.50	0.00
L210	Pleadings	967.50	0.00
L200	Pre-Trial Pleadings and Motions	967.50	0.00



**MILLER & WRUBEL P. C.**  
**ATTORNEYS**  
 250 PARK AVENUE  
 NEW YORK, NEW YORK 10177-0699  
 (212) 336-3500

FACSIMILE  
 (212) 336-3555

UBS Real Estate Securities Inc.  
 Attn: Accounts Payable  
 PO Box 120312  
 Stamford CT 06912-0312

Page: 1  
 06/08/2007

Account No: 2630-1001  
 Statement No: 20089

Attn: Chad Eisenberger, Esq

Silver State Financial Services Inc.

Fees

				Rate	Hours	
05/09/2007						
JMS	L210	A103	Draft/Revise summons and complaint	300.00	1.70	510.00
JMM	L210	A104	Review and finalize complaint; attention to filing questions	650.00	0.20	130.00
05/10/2007						
JMS	L210	A103	Draft/Revise summons and complaint and prepare for filing and service	300.00	2.20	660.00
LP	L210	A111	Court trip to file complaint in SDNY	155.00	0.60	93.00
05/11/2007						
JMS	L110	A104	Review/analyze Silver State corporate information	300.00	0.20	60.00
LP	L140	A110	Manage data/files - scan court papers from 5/10 into docket sheet; update court papers file	155.00	0.30	46.50
MK	L140	A110	Manage data/files - enter court papers into M&W docket sheet	155.00	0.20	31.00
05/15/2007						
LP	L140	A110	Manage data/files - update court papers file w/ docs from 5/10	155.00	0.20	31.00
MK	L140	A110	Manage data/files - entering court papers into M&W docket sheet	155.00	0.10	15.50

UBS Real Estate Securities Inc.

06/08/2007

Account No: 2630-1001

Statement No: 20089

Silver State Financial Services Inc.

Rate Hours

05/21/2007

JMS	L110	A105	Communicate (in firm) with J. Miller and C. Jacob regarding Silver State's current status	300.00	0.20	60.00
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JMM	L110	A106	E-mails w/Eisenberger re
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**REDACTED**

650.00	0.90	585.00
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05/23/2007

JMS	L110	A108	Communicate (other external) with process server regarding service of defendant	300.00	0.10	30.00
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05/24/2007

JMS	L210	A104	Review/analyze and file affidavit of service	300.00	0.60	180.00
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05/25/2007

LP	L140	A110	Manage data/files - trip to SDNY to file proof of service	155.00	0.50	77.50
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05/31/2007

JMS	L210	A108	Communicate (other external) with defendant's counsel regarding extension of time to respond to complaint	300.00	0.20	60.00
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MK	L140	A110	Manage data/files - enter court papers into M&W docket sheet	155.00	0.10	15.50
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JMM	L190	A107	t/f Gloria requesting adjournment of time to respond to complaint	650.00	0.40	260.00
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JMM	L190	A106	E-mail to client re
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**REDACTED**

650.00	0.30	195.00
--------	------	--------

For Professional Services

9.00	3,040.00
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Hours By Timekeeper

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Miller, Joel M.	1.80	\$650.00	\$1,170.00
Sher, Jeremy M.	5.20	300.00	1,560.00
Piechocki, Lauren	1.60	155.00	248.00
Keaveney, Megan	0.40	155.00	62.00

Page: 3

UBS Real Estate Securities Inc.

06/08/2007

Account No: 2630-1001

Statement No: 20089

Silver State Financial Services Inc.

Expenses

05/09/2007	L210	E112	Court fees - New Action filing fee	350.00
05/31/2007	L110	E101	Copying	10.90
			For Expenses	<u>360.90</u>

Balance Due	<u>\$3,400.90</u>
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Task Code Hours By Timekeeper

		<u>Fees</u>	<u>Expenses</u>
L110	Fact Investigation/Development	735.00	10.90
L140	Document/File Management	217.00	0.00
L190	Other Case Assessment, Development and Administration	455.00	0.00
L100	Case Assessment, Development and Administration	<u>1,407.00</u>	<u>10.90</u>
L210	Pleadings	1633.00	350.00
L200	Pre-Trial Pleadings and Motions	<u>1,633.00</u>	<u>350.00</u>

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UBS Real Estate Securities Inc.  
Attn: Accounts Payable  
PO Box 120312  
Stamford CT 06912-0312

Page: 1  
07/17/2007

Account No: 2630-1001  
Statement No: 20173

Attn: Chad Eisenberger, Esq

Silver State Financial Services Inc.

Fees

				Rate	Hours	
06/01/2007	JMM	L190	A108			
			Letter to/from Gloria re agreement not to seek default judgment	650.00	0.40	260.00
06/13/2007	JMS	L230	A104			
			Review/analyze notice of scheduling conference; send to defendant and counsel	300.00	0.70	210.00
06/14/2007	JMS	L200	A104			
			Review/analyze Silver State motion for enlargement of time to answer	300.00	0.20	60.00
	LP	L140	A110			
			Manage data/files - update court papers file	155.00	0.10	15.50
	LP	L140	A110			
			Manage data/files - update correspondence file	155.00	0.10	15.50
06/15/2007	LP	L140	A110			
			Manage data/files - Enter court papers into docket sheet	155.00	0.20	31.00
06/18/2007	LP	L140	A110			
			Manage data/files - Scan court papers into docket sheet; update court papers file	155.00	0.40	62.00
06/20/2007	JMS	L120	A105			
			Communicate (in firm) with J. Miller regarding defendant's default	300.00	0.10	30.00

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UBS Real Estate Securities Inc.

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Silver State Financial Services Inc.

				Rate	Hours	
JMM	L190	A105	Conf JMS re default	650.00	0.20	130.00
06/21/2007						
JMS	L240	A102	Research law of default judgments; discuss with J. Miller, C. Jacob, and H. Kang	300.00	2.30	690.00
JMS	L230	A105	Communicate (in firm) with J. Miller regarding telephone conference with Judge Cedarbaum and Silver State default	300.00	0.60	180.00
JMM	L230	A108	t/cs from Judge Cedarbaum's chambers and t/c w/counsel for Silver State re response to complaint	650.00	0.60	390.00
06/22/2007						
JMS	L120	A105	Communicate (in firm) with J. Miller and C. Jacob regarding Silver State's business status; update UBS	300.00	0.20	60.00
06/25/2007						
LP	L140	A110	Manage data/files - update correspondence file	155.00	0.10	15.50
CRJ	L110	A106	t/c client re			
			REDACTED	525.00	0.30	157.50
			For Professional Services		6.50	2,307.00

Hours By Timekeeper

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Miller, Joel M.	1.20	\$650.00	\$780.00
Jacob III, Charles R.	0.30	525.00	157.50
Sher, Jeremy M.	4.10	300.00	1,230.00
Piechocki, Lauren	0.90	155.00	139.50

Expenses

06/30/2007	L140	E108	Postage	2.74
			For Expenses	2.74

Balance Due \$2,309.74

UBS Real Estate Securities Inc.

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Silver State Financial Services Inc.

Task Code Hours By Timekeeper

	<u>Fees</u>	<u>Expenses</u>
L110 Fact Investigation/Development	157.50	0.00
L120 Analysis/Strategy	90.00	0.00
L140 Document/File Management	139.50	2.74
L190 Other Case Assessment, Development and Administration	390.00	0.00
L100 Case Assessment, Development and Administration	777.00	2.74
L200 Pre-Trial Pleadings and Motions	60.00	0.00
L230 Court Mandated Conferences	780.00	0.00
L240 Dispositive Motions	690.00	0.00
L200 Pre-Trial Pleadings and Motions	1,530.00	0.00

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08/03/2007  
Account No: 2630-1001  
Statement No: 20228

Attn: Chad Eisenberger, Esq

Silver State Financial Services Inc.

Fees

					Rate	Hours	
07/03/2007	JMS	L120	A105	Communicate (in firm) with J. Miller and C. Jacob regarding defendant's potential default	300.00	0.10	30.00
	JMM	L100	A105	Conf JMS re lack of appearance by defendant	650.00	0.30	195.00
07/06/2007	JMS	L190	A108	Communicate (other external) with Judge Cedarbaum's chambers regarding case status; update J. Miller and C. Jacob	300.00	0.20	60.00
07/09/2007	JMS	L250	A103	Draft/Revise letter to Judge Cedarbaum regarding defendant's default	300.00	1.00	300.00
07/10/2007	JMS	L250	A103	Draft/Revise letter to Judge Cedarbaum regarding default judgment; discuss with J. Miller and C. Jacob; draft certificate of default and supporting affidavit	300.00	1.20	360.00
	LP	L140	A110	Manage data/files - update correspondence file	155.00	0.10	15.50
	SJ	L100	A111	Other. court trip	155.00	1.30	201.50
	JMM	L190	A104	Review letter to court and conf JMS re revisions	650.00	0.40	260.00

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08/03/2007  
Account No: 2630-1001  
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UBS Real Estate Securities Inc.

Silver State Financial Services Inc.

				Rate	Hours		
CRJ	L110	A104	Review and revise letter to court re default	525.00	0.30	157.50	
07/11/2007	LP	L140	A110	Manage data/files - update correspondence file	155.00	0.10	15.50
07/24/2007	JMS	L120	A105	Communicate (in firm) with J. Miller regarding defendant's default	300.00	0.10	30.00
07/25/2007	JMS	L120	A105	Communicate (in firm) with J. Miller regarding case status	300.00	0.10	30.00
07/30/2007	JMS	L120	A106	Communicate (with client) with J. Moon regarding <b>REDACTED</b>	300.00	0.20	60.00
			For Professional Services		5.40	1,715.00	

Hours By Timekeeper

Timekeeper	Hours	Rate	Total
Miller, Joel M.	0.70	\$650.00	\$455.00
Jacob III, Charles R.	0.30	525.00	157.50
Sher, Jeremy M.	2.90	300.00	870.00
Piechocki, Lauren	0.20	155.00	31.00
Jimenez, Sandra	1.30	155.00	201.50

Balance Due \$1,715.00

Task Code Hours By Timekeeper

	Fees	Expenses
L100 Case Assessment, Development and Administration	396.50	0.00
L110 Fact Investigation/Development	157.50	0.00
L120 Analysis/Strategy	150.00	0.00
L140 Document/File Management	31.00	0.00
L190 Other Case Assessment, Development and Administration	320.00	0.00
L100 Case Assessment, Development and Administration	1,055.00	0.00
L250 Other Written Motions and Submissions	660.00	0.00
L200 Pre-Trial Pleadings and Motions	660.00	0.00



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09/07/2007

Account No: 2630-1001  
Statement No: 20284

Attn: Chad Eisenberger, Esq

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Silver State Financial Services Inc.

Fees

					Rate	Hours	
08/14/2007	JMS	L110	A104	Review/analyze asset report	300.00	0.10	30.00
08/15/2007	JMS	L120	A106	Communicate (with client), J. Miller, and C. Jacob regarding			
				<b>REDACTED</b>			
				research default judgment rules	300.00	2.30	690.00
	JMM	L210	A104	Review documents from client re default judgment	650.00	0.30	195.00
	CRJ	L110	A104	Attention to Silver State default judgment matter; review client documents re same	525.00	0.50	262.50
08/16/2007	JMS	L110	A106	Communicate (with client) with C. Eisenberger regarding			
				<b>REDACTED</b>	300.00	0.10	30.00
08/17/2007	SJ	L140	A110	Manage data/files	155.00	0.10	15.50
08/24/2007	JMS	L240	A102	Research default judgment rules; discuss with J. Miller	300.00	0.20	60.00
	LP	L140	A110	Manage data/files - update client docs file	155.00	0.10	15.50

UBS Real Estate Securities Inc.

09/07/2007

Account No: 2630-1001

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Silver State Financial Services Inc.

	Rate	Hours	
JMM L120 A106 Prepare e-mail to Moon, et al. re <b>REDACTED</b> ; conf CRJ, JMS re same	650.00	0.70	455.00
For Professional Services		4.40	1,753.50

Hours By Timekeeper

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Miller, Joel M.	1.00	\$650.00	\$650.00
Jacob III, Charles R.	0.50	525.00	262.50
Sher, Jeremy M.	2.70	300.00	810.00
Piechocki, Lauren	0.10	155.00	15.50
Jimenez, Sandra	0.10	155.00	15.50

Balance Due

\$1,753.50Task Code Hours By Timekeeper

	<u>Fees</u>	<u>Expenses</u>
L110 Fact Investigation/Development	322.50	0.00
L120 Analysis/Strategy	1145.00	0.00
L140 Document/File Management	31.00	0.00
L100 Case Assessment, Development and Administration	1,498.50	0.00
L210 Pleadings	195.00	0.00
L240 Dispositive Motions	60.00	0.00
L200 Pre-Trial Pleadings and Motions	255.00	0.00

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10/09/2007  
Account No: 2630-1001  
Statement No: 20361

Attn: Chad Eisenberger, Esq

Silver State Financial Services Inc.

Fees

					Rate	Hours	
09/06/2007	JMS	L120	A105	Communicate (in firm) with J. Miller regarding case status	300.00	0.10	30.00
09/14/2007	JMS	L240	A103	Draft/Revise motion for default judgment	300.00	0.10	30.00
09/17/2007	JMS	L240	A103	Draft/Revise motion for default judgment	300.00	2.20	660.00
	JMM	L120	A105	Confs CRJ, JMS re strategy on default judgment	650.00	0.50	325.00
	CRJ	L190	A106	Advice re default judgment	525.00	0.60	315.00
09/18/2007	JMS	L120	A105	Communicate (in firm) with J. Miller regarding motion for default judgment	300.00	0.10	30.00
	JMM	L240	A104	Review draft motion for a default	650.00	0.40	260.00
	JMM	L220	A106	Prepare e-mail to client re	650.00	0.30	195.00
				<b>REDACTED</b>			
09/19/2007	JMS	L120	A105	Communicate (in firm) with J. Miller regarding case status	300.00	0.30	90.00

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UBS Real Estate Securities Inc.

10/09/2007

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Silver State Financial Services Inc.

				Rate	Hours	
JMM	L240	A106	t/c w/Eisenberger re : ; t/c w/Moon re e-mails w/Bowes re			
			<b>REDACTED</b>	650.00	0.80	520.00
09/21/2007						
JMS	L120	A105	Communicate (in firm) with J. Miller and C. Jacob regarding case status	300.00	0.20	60.00
09/26/2007						
JMS	L120	A105	Communicate (in firm) with J. Miller and C. Jacob regarding case status	300.00	0.10	30.00
			For Professional Services		5.70	2,545.00

Hours By Timekeeper

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Miller, Joel M.	2.00	\$650.00	\$1,300.00
Jacob III, Charles R.	0.60	525.00	315.00
Sher, Jeremy M.	3.10	300.00	930.00

Expenses

04/01/2007	L110	E118	Litigation support vendors - Process of Service	267.75
			For Expenses	267.75

Balance Due \$2,812.75

Task Code Hours By Timekeeper

		<u>Fees</u>	<u>Expenses</u>
L110	Fact Investigation/Development	0.00	267.75
L120	Analysis/Strategy	565.00	0.00
L190	Other Case Assessment, Development and Administration	315.00	0.00
L100	Case Assessment, Development and Administration	880.00	267.75
L220	Preliminary Injunctions/Provisional Remedies	195.00	0.00
L240	Dispositive Motions	1470.00	0.00
L200	Pre-Trial Pleadings and Motions	1,665.00	0.00